

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

JAMAICA

With 100% Transit Facilities and Fully Established Business Section, a Real Centre of Building Activity.

800 L. I. R. R. Trains a Day.

B. R. T. Subway—5 cent Fare.

Surface Lines to Manhattan and Brooklyn.

One of the choicest highly developed residential sections of Jamaica is PROSPECT HILL, where I will sell at

ABSOLUTE AUCTION

217 JAMAICA NEW YORK CITY LOTS

and ONE DWELLING

on FLUSHING AVE., Ocean View Ave.,

Terrace Ave. and adjacent streets

Just north of Hillside Avenue, west of Soldiers Monument

Jamaica—PROSPECT HILL—New York City

in the FIVE-CENT FARE subway zone

Wednesday Night, Nov. 2nd

At 8 o'clock

in the Brooklyn Real Estate Exchange,

189 Montague Street

70% at 6%—60% at 5½%—50% at 5% may remain on mortgage

Savings Bank books, on proper assignment, as well as Liberty Bonds, at market value, accepted as deposit.

Arrangements have been made with a prominent loaning institution to have \$200,000 available and to give fair consideration to loans at 6% on its usual terms of repayment. The amount of the loan is not to exceed 50% of the loaning institution's appraised value of the land and buildings on such lots and plan of buildings, as may be approved by them, provided such applications for loans are made within 60 days from date of sale.

VISIT THE PROPERTY TODAY

Take B. R. T., Lexington Ave. elevated (Jamaica Line) to either Sutphen Road or 160th St. Station, walk north 5 blocks.

L. I. R. R. from Penn Station, N. Y., or Flatbush Ave. station, Brooklyn, to Jamaica (Main Station), walk north 6 blocks. By automobile, Queens Boulevard to Hillside Ave., turn east to Flushing Ave., north two blocks.

Send for Bookmap

Joseph P. Day
Auctioneer
67 LIBERTY STREET

SPECIAL SALES DAY
Tuesday, Nov. 1st

AT NOON, AT EXCHANGE SALESROOM, 14 VESKY ST., N. Y. CITY

MANHATTAN INVESTMENT

120 East 32nd St.

(Bet. Fourth and Lexington Aves.)

4-story brick building with factory extension, suitable for warehouse, etc. Opposite car barn plot, which is to be improved. Size 20x100.3.

MESSRS. COHEN, GUTMAN & RICHY, ASKS.

111 Broadway, N. Y. C.

PARTITION SALE

Estate of Harriet Eliza Brownson, Dec'd.

N. W. cor. 3rd Ave. & Claremont Parkway

(Known as 2808 Third Ave.)

4-story brick building with stores. Size 37x94.13 x 17'6".

MESSRS. RAYNES BROS., ASKS., 67 Liberty St., N. Y. C.

MANHATTAN DWELLING

56 East 77th St.

(Bet. Madison and Park Aves.)

4-story and basement brick and stone dwelling. Size 12.5x102.2. Immediate possession.

MESSRS. RAYNES BROS., ASKS., 67 Liberty St., N. Y. C.

WEST BRONX PROPERTIES

S. W. Cor. Macombs Road and Nelson Ave.

Vacant plot of 3 lots to be sold as one parcel. Size 106.68x135.37 by 17'6".

W. S. Nelson Ave.

(224.5 ft. S. of Brandt Place.)

Vacant plot ready for improvement. Size 60x109.94 x 17'6".

W. S. Macombs Road

(100.79 ft. N. of West 174th St.)

Vacant plot ready for improvement. Size 20x129.92 x 17'6".

N. S. Bronxdale Ave.

(80.48 ft. East of Barrow Ave.)

Vacant plot for improvement. Size 28x106.

THEODORE SATTER, ASKS., 47th St., N. Y. C.

Send for Bookmap.

Joseph P. Day
Auctioneer
67 LIBERTY STREET

Send for Bookmap
67 LIBERTY ST., NEW YORK CITY

A Revolution!—

And I never knew it until lately

Perhaps you don't know it yourself! Not a "red" revolution—not a bloody revolution—but a peaceful revolution that they call an "evolution."

For a hundred years a million people never knew any other way of living except in a flat in a congested district. Then came the War! Materials jumped sky-high and labor followed suit, and mortgage money for speculative flat-building could not be had. Building flat-houses stopped! It has practically stopped for five years. Rents went kiting. Rent laws were enacted to pull down the kites. That made it harder to build flats. The speculative builder could not get his loan. If he could get his loan, he could not produce a house at a price where he could rent and make a profit. He could not sell his flat because nobody believed prices would stay up.

Then the TAX EXEMPTION LAW was passed! I saw the great impending change and advertised the advantages of TAX EXEMPTION. I capitalized it by means of the Joseph P. Day Plan "How to Have Your Lots Cost You Nothing Through Tax Exemption." (Copyrighted by me.) I had thousands of copies printed and distributed, thus focusing public attention on the law and creating this year's great home-buying market. I offered building lots to the multitude to be bought at their own prices. Multitudes have bought, and I leave it to your own eyes to see what they have done! Go to Throggs Neck—go to the Allerton Avenue-Eastchester Road section of The Bronx—go to other places where I have sold, and see for yourselves the hundreds of houses that people have built on lots I sold to them at auction. They either knew how to build the houses themselves, or they knew some small builder who could build the houses economically. They are there—a contented, happy lot, where the air is good and green grass grows, and God's sunshine floods their rooms. THIS IS THE REVOLUTION!

The flat dweller has discovered the outlying sections of The Bronx, Queens and Brooklyn, and has discovered that building a house is not such a hard proposition after all.

I don't say that the day of the flat has passed. Civic betterment authorities urge the people out of the congested districts, but the old flats will still be there and new flats will be built in the future on land too expensive for single houses, but hereafter and until the march of population makes their land too valuable to keep under a single-family house, thousands—nay, hundreds of thousands—of former flat-dwellers will take pride in the fact that they own their own homes—their own "Home, Sweet Home."

Will there be enough cheap and moderate-priced lots to go around? I cannot say. There are such lots to be had now. Read my advertisements below and those that will follow. If you would live in Brooklyn—if you would live in Queens—if you would live in The Bronx—you can find the place, but REMEMBER—the TAX EXEMPTION LAW expires soon! Your building must be under way before the FIRST OF NEXT APRIL. The Building Departments are congested with home building plans. "BUY A FEW LOTS NOW."

Joseph P. Day
Auctioneer

The Subway Builders Knew New York, Overground and Underground

The Late John C. Rodgers was a Subway Builder

He built sections of the Interborough subways, just as John D. Crimmins and John B. McDonald did. Mr. Rodgers was a big contractor. He built portions of Riverside Drive and the Speedway. He knew New York city real estate values, and studied the trend of population. He was a shrewd buyer and bought properties "with a future." When Mr. Rodgers died he owned, variously located,

375 Manhattan and Bronx Lots

To settle his estate his widow, Martha N. Rodgers, sole surviving executrix and trustee, has ordered the sale of these 375 lots, in separate parcels, at

Absolute Executrix Auction on November 17th

Messrs. Conway, Kellogg & O'Brien, Attorneys, 49 Wall Street, New York

Send for Bookmap Containing Full List of Properties.

A New Bronx "Hub" With a Great Big Future
Hugh J. Grant Circle, Westchester Ave. & 177th St.

To Close the Estate of the Late Dr. Henry Ruhl
350 BRONX LOTS AT ABSOLUTE AUCTION

These lots are close to Hugh J. Grant Circle on Virginia Ave., and on Pugsley Ave., between Newbold and Houghton Aves. Elbridge G. Duvall, Attorney, 277 Broadway, N. Y. C.

DATE AND PLACE OF SALE TO BE ANNOUNCED LATER

Opposite Riverside Drive—On the Palisades
Extra Large Building Plots, at Your Own Price

250 Palisades, New Jersey, Plots
To Be Sold at Absolute Auction

These plots have an average width of 50 ft. or more, and are well located on Columbia Ave., Palisade Ave., Bergen Boulevard, Washington Ave. and adjacent streets, which are improved with beautiful homes

DATE AND PLACE OF SALE TO BE ANNOUNCED LATER

ABSOLUTE AUCTION, Next Saturday, Oct. 29

at 1 p. m. on the premises, under a mammoth tent, rain or shine.

375 Woodhaven—Cross-Bay Boulevard LOTS

on WOODHAVEN AVE. (Cross-Bay Boulevard), Pitkin Ave., Albert St. (Old South Road), 135th and 149th Aves., 94th, 95th and 96th Streets.

70% @ 6%—60% @ 5½%—50% @ 5% may remain on mortgage. Title Guarantee & Trust Co. Title Policies Free

INSPECT THESE LOTS TODAY—only a few minutes' walk from the Rockaway Boulevard and Woodhaven Ave. Station of the B. R. T.—Lefferts Ave. "L" from Brooklyn Bridge.

Joseph P. Day
Auctioneer

Flatbush, Brooklyn
In Kensington Section

Right at

Ditmars Ave.—Cortelyou Road

Station

Broadway—B. R. T. Subway

and Culver Line "L" direct to Park Row

5 CENT FARE

Running time from Brooklyn Bridge about 25 minutes.

ABSOLUTE AUCTION

204 BROOKLYN BUILDING LOTS

on Gravesend Ave., 16th Ave., West St. (Dahill Road) and adjacent streets and avenues

Thursday Night, Nov. 10th

At 8 o'clock,

in the Brooklyn Real Estate Exchange,

189 Montague Street

The lots, which are ready for immediate building, are located in the heart of a thoroughly built-up section, where, at the present time, a large number of high-class apartment houses, one and two-family dwellings are erected, and where a number of new houses are now in the course of construction.

75% at 5½%—60% at 5%—50% at 4½% may remain on mortgage.

Lawyers Title & Trust Company Title Policies Free.

Savings Bank books, on proper assignment, as well as Liberty Bonds, at market value, accepted as deposit.

VISIT THE PROPERTY TODAY

Take Culver B. R. T. elevated from Park Row, Manhattan, get off at Ditmars Ave., then turn West 2 blocks to lots. West End B. R. T. subway trains to Ninth Ave., transfer to Culver Line and get off at Ditmars Ave. station. Any B.R.T. surface line from Borough Hall, Brooklyn, transferring to 16th Ave. cars, which pass through the property. Automobiles take Ocean Parkway to Ave. C, then turning west 3 blocks to lots.

Send for Bookmap

Joseph P. Day
Auctioneer
67 LIBERTY STREET

A Prominent Institution
has ordered me to sell at

ABSOLUTE AUCTION

for whatever they may bring, separately,

300 Home Building Sites

at

JAMAICA

the next big center of population and business on Long Island, in the City of New York, and located on Sutphin Road, (Route of trolley line to Manhattan), Lincoln Ave., Wyckoff St., adjacent streets and avenues.

Lots are located a few minutes' walk from main station at Jamaica on L. I. R. R., and are surrounded by attractive 1 and 2-family houses.

5-Cent Fare to Manhattan

Monday Night, Nov. 14th

At 8 o'clock in Brooklyn Real Estate Exchange
189 Montague Street

70% @ 6%—60% @ 5½%—50% @ 5% may remain on mortgage.

Title Guarantee & Trust Co. Title Policies Free

Savings Bank books, on proper assignment, as well as Liberty Bonds, at market value, accepted as deposit.

VISIT THE PROPERTY TO-DAY

Take B. R. T. Lexington Avenue, elevated (Jamaica line), to Sutphin Road Station. Walk south to property. L. I. R. R. from Penn. Station, N. Y., or Flatbush Ave., Brooklyn, to Jamaica (Main Station). Walk south to property.

Send for Bookmap.

Joseph P. Day
Auctioneer

Send for Bookmap
TELEPHONE CORTLANDT 0744